Eagle Crest Master Association
Balance Sheet
as of December 31, 2025
(Unaudited and subject to adjustment)

	ECMA Operating	ECMA Reserve	12/31/25 Total	12/31/24 Total
Cash				
Northwest Bank Reserve Account - MM Account	$0	675,575	$675,575	$355,623
Northwest Bank Operating Account	519,227	0	519,227	433,401
First Interstate Bank Trust Account	0	1,993,381	1,993,381	1,919,957
Edward Jones	0	10,956	10,956	13,364
Sports Center Employee Bank	940	0	940	940
Total Cash	$520,167	$2,679,911	$3,200,078	$2,723,285
Accounts Receivable - Owner Dues	10,874	0	10,874	4,260
Accounts Receivable - Association Fees	342,689	0	342,689	197,433
Accounts Receivable - Other	82,868	1,750	84,618	77,141
Due to/from - Reserve Contribution	(166,826)	166,826	0	0
Inventory: Merchandise	18,368	0	18,368	13,592
Prepaid Insurance	45,873	0	45,873	98,972
Prepaid Property Taxes	21,960	0	21,960	20,998
Prepaid IncomeTaxes	0	8,271	8,271	8,271
TOTAL ASSETS	$875,973	$2,856,758	$3,732,731	$3,143,952
Liabilities				
Accounts Payable - Trade	$351,552	$0	$351,552	$270,316
Accounts Payable - Other	$99,217	$0	$99,217	$0
Pro Shop Loan Advances	$0	$886,995	$886,995	$0
Prepaid Pro Shop Loan payments	0	111,969	111,969	0
Prepaid EHOA Dues	41,940	0	41,940	43,550
Total Liabilities	$492,709	$998,964	$1,491,674	$313,866
Beginning Fund Balance	$527,876	$2,303,980	$2,831,856	$2,824,041
Net Income	(144,613)	(446,186)	(590,799)	6,045
Ending Fund Balance	$383,263	$1,857,794	$2,241,057	$2,830,086
TOTAL LIABILITIES AND FUND BALANCES	$875,973	$2,856,758	$3,732,731	$3,143,952

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
for the period ending December 31, 2025
(Unaudited and subject to adjustment)

	10/1/2025 - 12/31/2025			Year to Date 1/1/2025 - 12/31/2025						10/1/2024 - 12/31/2024	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Actual to Budget	Forecast	Actual to Forecast	Actual	Variance
Income											
Commercial Rent											
36215 - Commercial Rent - Golf	0	43,369	($43,369)	43,369	100%	43,369	($0)	43,369	$0	0	$0
36210 - Rent - Equestrian Center	1,542	1,542	$0	6,168	100%	6,168	$0	6,168	$0	1,500	$42
Total Commercial Rent	1,542	44,911	(43,369)	49,537	100%	49,537	(0)	49,537	0	1,500	42
Dues											
39520 - Dues - VROA	36,456	36,456	$0	145,824	100%	145,824	$0	145,824	$0	35,340	$1,116
39530 - Dues - Fairway Vista	9,408	9,408	$0	37,632	100%	37,632	$0	37,632	$0	9,120	$288
39540 - Dues - RiverView Vista	13,818	13,818	$0	55,272	100%	55,272	$0	55,272	$0	13,395	$423
39550 - Dues - EHOA	53,508	53,508	$0	214,032	100%	214,032	$0	214,032	$0	51,870	$1,638
39560 - Dues - River Run Properties LLC	1,176	1,176	$0	4,704	100%	4,704	$0	4,704	$0	1,140	$36
39570 - Dues - Worldmark	24,108	24,108	$0	96,432	100%	96,432	$0	96,432	$0	23,370	$738
39580 - Dues - Conference Center	1,176	1,176	$0	4,704	100%	4,704	$0	4,704	$0	1,140	$36
39590 - Dues - Eagle Crest Hotel	9,408	9,408	$0	37,632	100%	37,632	$0	37,632	$0	9,120	$288
Total Dues	149,058	149,058	0	596,232	100%	596,232	0	596,232	0	144,495	4,563
Other Income											
35120 - Misc Income	0	0	$0	83	0%	0	$83	0	83	100	($100)
39190 - Late Fees	69	0	$69	123	0%	0	$123	0	123	0	$69
36500 - JUEA - ECAG Fees	33,056	33,056	$1	132,223	100%	132,223	$1	132,223	0	32,155	$901
36070 - Sub Association Billing Fee Rev	2,688	2,944	($256)	11,242	95%	11,774	($532)	11,144	98	2,856	($168)
39180 - Bank Interest Income	1,042	824	$217	2,958	0%	3,297	($339)	4,684	($1,726)	2,432	($1,390)
Total Other Income	36,855	36,824	32	146,630	100%	147,294	(664)	148,051	(1,421)	37,543	(688)
Total Income	$ 187,455	$ 230,793	$ (43,338)	$ 792,399	100%	$ 793,063	$ (664)	$ 793,820	$ (1,421)	$ 183,538	$ 3,917
Expense											
Contracted Services											
60236 - Management Fees	8,405	$8,405	($0)	33,619	100%	$33,619	($0)	$33,619	(0)	7,449	$956
60304 - Safety Services Fee	14,641	14,641	(0)	58,565	100%	58,565	(0)	58,565	0	14,243	$399
60305 - Pools and Spa Services	4,896	4,896	(0)	19,584	100%	19,584	(0)	19,584	0	4,763	$133
60306 - Accounting Fee	5,015	5,015	(0)	20,061	100%	20,061	(0)	20,061	0	4,879	$136
60307 - Resort Manager Fee	10,078	10,077	0	40,310	100%	40,310	0	40,310	0	9,803	$275
60344 - Landscaping	43,846	43,846	(0)	175,385	100%	175,385	(0)	175,385	$0	42,652	$1,194
Total Contracted Services	86,880	86,881	(1)	347,524	100%	347,525	(1)	347,524	0	83,788	3,092
Dues Expense											
60308 - Reserve Contribution Master	22,472	22,472	0	89,888	100%	89,888	0	89,888	0	21,200	$1,272
60309 - Reserve Cont - Golf Course Rsv	0	0	0	54,444	100%	54,444	0	54,444	$0	0	$0
Total Dues Expense	22,472	22,472	0	144,332	100%	144,332	0	144,332	0	21,200	1,272
Grounds Maintenance											
60343 - Front Pasture Mtc	0	0	0	11,557	100%	11,557	0	11,557	0	0	$0
60361 - Snow Removal	599	1,875	(1,276)	3,542	47%	7,500	(3,958)	7,500	(3,958)	0	$599
60382 - Ladder Fuel Reduction	5,000	3,750	1,250	5,000	33%	15,000	(10,000)	5,000	$0	0	$5,000
Total Grounds Maintenance	5,599	5,625	(26)	20,099	59%	34,057	(13,958)	24,057	(3,958)	0	5,599
Operating Supplies											
60190 - Postage, Delivery, & Communication	511	738	(227)	963	33%	2,952	(1,989)	3,210	(2,247)	0	$511
60191 - Voting & Ballot Services	0	855	(855)	882	26%	3,419	(2,536)	1,000	($118)	825	($825)
Total Operating Supplies	511	1,593	(1,082)	1,846	29%	6,371	(4,525)	4,210	(2,364)	825	(314)
Other Expense											
60163 - Director Travel	888	481	407	1,467	76%	1,923	(456)	1,000	$467	0	$888
60170 - JUEA - ECAG Fees	33,056	33,056	0	132,223	100%	132,223	0	132,223	0	32,155	$901
Total Other Expense	33,944	33,536	408	133,690	100%	134,146	(455)	133,223	467	32,155	1,789
Professional Fees											
60147 - Audit & Tax Services	9,200	0	9,200	9,200	91%	10,104	(904)	9,200	0	0	$9,200
60142 - Sub Association Billing Fee	2,660	2,944	(284)	11,214	95%	11,774	(560)	11,144	70	2,856	($196)
60141 - Bank Charges	10	0	10	15	0%	0	15	0	15	5	$5
60252 - Legal / Prof. Services	1,040	750	290	5,941	198%	3,000	2,941	6,541	(601)	948	$92
60302 - Consultant Fees	5,717	5,000	717	17,180	86%	20,000	(2,820)	20,000	($2,820)	5,781	($64)
Total Professional Fees	18,627	8,694	9,933	43,550	97%	44,878	(1,328)	46,885	(3,335)	9,590	9,037
Repair & Maintenance											
60336 - Repair & Mtc	3,229	3,500	(271)	16,428	117%	14,000	2,428	15,989	439	4,986	($1,757)
60353 - Red Tail Hawk Pool R&M	7,327	2,301	5,026	14,544	158%	9,204	5,340	15,185	($641)	3,716	$3,611

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
for the period ending December 31, 2025
(Unaudited and subject to adjustment)

	10/1/2025 - 12/31/2025			Year to Date 1/1/2025 - 12/31/2025						10/1/2024 - 12/31/2024	
	Actual	**Budget**	**Variance**	**YTD Actual**	**% of Budget**	**Annual Budget**	**Actual to Budget**	**Forecast**	**Actual to Forecast**	**Actual**	**Variance**
Total Repair & Maintenance	10,556	5,801	4,755	30,972	133%	23,204	7,768	31,174	(202)	8,702	1,854
Sport Center											
60237 - Rent	0	0	0	600	100%	600	0	600	$0	0	$0
Total Sport Center	0	0	0	600	100%	600	0	600	0	0	0
Taxes and Insurance											
80250 - Real Estate Taxes	1,182	1,158	24	4,624	100%	4,633	(9)	4,624	0	1,077	$105
80355 - Insurance Deductible	10,000	-	0	10,000	0%	0	10,000	10,000	0	0	$10,000
80350 - Liability & Property Insurance	5,935	6,036	(101)	22,859	95%	24,144	(1,285)	22,411	$448	6,837	($902)
Total Taxes and Insurance	17,117	7,194	(77)	37,484	130%	28,777	8,707	37,035	449	7,914	9,203
Utilities											
60360 - Waste Removal	2,371	1,839	533	8,288	113%	7,354	934	7,890	398	2,206	$165
60501 - Electricity	515	610	(95)	2,261	93%	2,440	(180)	2,316	($55)	339	$176
Total Utilities	2,886	2,449	438	10,549	108%	9,795	754	10,206	343	2,545	341
Total Expense (before debt Svc)	$ 198,593	$ 174,245	$ 14,348	$ 770,646	100%	$ 773,684	$ (3,038)	$ 779,246	$ (8,600)	$ 166,719	$ 31,874
60144 - Debt Service (loan interest)	0	12,966	(12,966)	51,863	100%	51,863	0	51,863	0	0	$0
Total Expense	$ 198,593	$ 187,211	$ 1,383	$ 822,509	100%	$ 825,547	$ (3,038)	$ 831,109	$ (8,600)	$ 166,719	$ 31,874
Operating Net Income	$ (11,138)	$ 43,582	$ (44,720)	$ (30,110)	93%	$ (32,484)	$ 2,374	$ (37,289)	$ 7,180	$ 16,819	$ (27,957)
Beginning Fund Balance -01/01/2025				$ 110,174		$ 80,972		$ 110,174			
Ending Fund Balance -12/31/2025				$ 80,065		$ 48,488		$ 72,885	$ 7,180		

Eagle Crest Master Association
Budget Comparison Report - ECMA Sports Center
for the period ending December 31, 2025
(Unaudited and subject to adjustment)

	10/1/2025 - 12/31/2025			Year to Date 1/1/2025 - 12/31/2025						10/1/2024 - 12/31/2024	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Variance Actual to Budget	Forecast	Variance Actual to Forecast	Actual	Variance
Income											
Commercial Rent											
36214 - Commercial Rent - F&B	$0	$0	$0	0	0%	-	$0	$0	$0	$0	$0
Total Commercial Rent	-	-	-	-		-	-	-	-	-	-
Other Income											
35230 - Merchant Sales	12,199	21,637	(9,438)	84,244	97%	86,548	(2,304)	84,298	($54)	41,441	($29,242)
36430 - Bike rentals	4,519	17,019	(12,500)	60,498	89%	68,074	(7,576)	60,915	($417)	36,737	($32,218)
36420 - Paddle Board Revenue	-	-	-	0	0%	-	-	-	$0	-	$0
36050 - Tennis Lesson Revenue	4,295	2,903	1,393	17,440	150%	11,610	5,830	16,485	$955	2,375	$1,920
36070 - Tennis Court Fee Revenue	730	596	134	2,975	125%	2,385	590	2,885	$90	480	$250
39020 - Tennis Lesson Guest Fees	(155)	53	(208)	0	0%	210	(210)	260	($260)	30	($185)
39020 - Guest Fees	3,390	6,331	(2,941)	23,180	92%	25,325	(2,145)	24,265	($1,085)	10,395	($7,005)
35120 - Misc Income - Express Pass Share	75,000	-	75,000	75,000	0%	75,000	-	75,000	$0	-	$75,000
Total Other Income	99,978	48,538	51,440	263,337	98%	269,152	(5,816)	264,108	(771)	91,458	8,520
Sport Center											
39520 - Sport Center- VROA	56,588	56,588	0	226,351	100%	226,351	0	226,351	$0	53,047	3,541
39610 - Sport Center - Fairway Vista	3,857	3,566	292	15,429	108%	14,262	1,167	15,429	$0	3,229	629
39620 - Sport Center - FVE Fractional	-	292	(292)	0	0%	1,167	(1,167)	-	$0	561	(561)
39630 - Sport Center - RVVE Fractional	4,868	4,868	(0)	19,473	100%	19,473	(0)	19,473	($0)	4,665	203
39640 - Sport Center - RiverView Vista	2,021	2,020	0	8,082	100%	8,082	0	8,082	$0	1,960	61
39650 - Sport Center - RECOA	78,637	78,637	0	314,549	100%	314,549	0	314,549	$0	76,213	2,424
39660 - Sport Center - Eagle Creek Frac	221	221	0	885	100%	885	0	885	$0	210	11
39670 - Sport Center - Eagle Springs Frac	74	74	0	295	100%	295	0	295	$0	70	4
39680 - Sport Center - EHOA	21,631	21,631	0	86,525	100%	86,525	0	86,525	$0	20,985	647
39690 - Sport Center - Worldmark	36,197	36,197	0	144,786	100%	144,786	0	144,786	$0	33,951	2,246
39695 - Sport Center - Worldmark at Eagle Ridge	5,908	5,908	(0)	23,633	100%	23,633	(0)	23,633	($0)	5,500	408
Total Sport Center	210,002	210,002	(0)	840,008	100%	840,008	(0)	840,008	(0)	200,391	9,610
Total Income	$ 309,980	$ 258,540	$ 51,439	$ 1,103,345	99%	$ 1,109,161	$ (5,816)	$ 1,104,116	$ (771)	$ 291,849	$ 18,130
Expense											
Contracted Services											
60236 - Management Fees	16,820	$16,820	$0	67,281	100%	$67,281	$0	67,281	$0	15,487	1,333
60256 - Pools & Spas Service Fee	9,635	9,635	0	38,541	100%	38,541	0	38,541	$0	9,373	263
60304 - Safety Services Fee	11,385	11,385	(0)	45,541	100%	45,541	(0)	45,541	($0)	11,075	310
60306 - Accounting Fee	18,245	18,244	0	72,977	100%	72,977	0	72,977	$0	17,747	497
60307 - Resort Manager Fee	2,683	2,684	(0)	10,734	100%	10,734	(0)	10,734	($0)	2,611	73
60312 - Night Audit Fee	4,140	4,140	(0)	16,561	100%	16,561	(0)	16,561	($0)	4,028	113
60318 - Janitorial	6,676	7,500	(824)	26,851	90%	30,000	(3,149)	26,925	($74)	5,985	691
60344 - Landscaping	4,531	4,531	0	18,123	100%	18,123	0	18,123	$0	4,407	124
Total Contracted Services	74,115	74,939	(824)	296,609	99%	299,758	(3,149)	296,683	(74)	70,713	3,403
Cost of Goods											
45230 - Cost of Merchant Sales	4,680	10,819	(6,138)	39,291	91%	43,274	(3,983)	40,463	($1,172)	18,003	(13,323)
45230 - Cost of Commissions - Tennis	2,646	2,203	443	12,623	143%	8,812	3,811	12,512	$111	1,761	885
45230 - Cost of Commissions - Bikes	24,613	12,764	11,849	45,373	89%	51,056	(5,682)	45,686	($313)	27,553	(2,940)
Total Cost of Goods	31,939	25,785	6,153	97,287	94%	103,142	(5,854)	98,661	(1,374)	47,317	(15,378)
Dues Expense											
60308 - Reserve Contribution	46,250	46,250	0	185,000	100%	185,000	0	185,000	$0	41,600	4,650
Total Dues Expense	46,250	46,250	0	185,000	100%	185,000	0	185,000	0	41,600	4,650
Grounds Maintenance											
60361 - Snow Removal	-	-	-	0	0%	7,500	(7,500)	3,500	($3,500)	-	-
Total Grounds Maintenance	-	-	-	-	0%	7,500	(7,500)	3,500	(3,500)	-	-
Operating Supplies											
60103 - Operating Supplies	6,425	5,000	1,425	16,385	82%	20,000	(3,615)	16,729	($344)	4,206	2,219
60110 - Pool Controls/Hayward Lease	5,183	3,053	2,131	14,341	117%	12,211	2,131	14,311	$30	2,991	2,192
60200 - Licenses and Permits	2,721	797	1,925	2,918	92%	3,186	(268)	2,930	($11)	200	2,521
60280 - Uniforms	1,286	517	769	1,838	89%	2,069	(231)	2,432	($594)	275	1,011
60281 - Laundry and Dry Cleaning	3,965	7,517	(3,552)	33,647	112%	30,068	3,579	33,268	$379	10,911	(6,946)
Total Operating Supplies	19,580	16,883	2,697	69,129	102%	67,534	1,596	69,669	(540)	18,583	997
Other Expense											
60311 - Travel	-	25	(25)	0	0%	100	(100)	100	($100)	24	(24)
Total Other Expense	-	25	(25)	-	0%	100	(100)	100	(100)	24	(24)
Professional Fees											
60302 - Consulting Fees	-	-	-	0	0%	-	-	-	$0	-	-
60143 - Credit Card Commissions	3,811	1,855	1,956	11,852	160%	7,422	4,430	9,119	$2,732	3,385	426

Eagle Crest Master Association
Budget Comparison Report - ECMA Sports Center
for the period ending December 31, 2025
(Unaudited and subject to adjustment)

	10/1/2025 - 12/31/2025			Year to Date 1/1/2025 - 12/31/2025						10/1/2024 - 12/31/2024	
	Actual	**Budget**	**Variance**	**YTD Actual**	**% of Budget**	**Annual Budget**	**Variance Actual to Budget**	**Forecast**	**Variance Actual to Forecast**	**Actual**	**Variance**
Total Professional Fees	3,811	1,855	1,956	11,852	160%	7,422	4,430	9,119	2,732	3,385	426
Repair & Maintenance											
60336 - Repair & Mtc	5,789	9,375	(3,586)	37,596	100%	37,500	96	38,064	($468)	9,742	(3,953)
Total Repair & Maintenance	5,789	9,375	(3,586)	37,596	100%	37,500	96	38,064	(468)	9,742	(3,953)
Sport Center											
60261 - Sport Center Payroll	75,056	74,037	1,019	279,895	95%	296,147	(16,252)	277,161	$2,734	74,078	978
Total Sport Center	75,056	74,037	1,019	279,895	95%	296,147	(16,252)	277,161	2,734	74,078	978
Taxes and Insurance											
80250 - Real Estate Taxes	7,629	7,271	358	29,447	101%	29,086	361	29,447	$0	6,890	739
80355 - Insurance Deductible	-	2,500	(2,500)	0	0%	10,000	(10,000)	-	$0	-	-
80350 - Liability & Property Insurance	25,317	24,477	840	94,103	96%	97,909	(3,806)	94,318	($215)	13,492	11,825
Total Taxes and Insurance	32,947	34,249	(1,302)	123,550	90%	136,995	(13,445)	123,765	(215)	20,382	12,565
Utilities											
60160 - Cable/Satellite Television	508	585	(77)	2,030	87%	2,340	(309)	2,034	($3)	568	(61)
60260 - Telecommunications	1,547	739	808	4,518	153%	2,954	1,564	4,433	$85	625	922
60360 - Waste Removal	1,055	1,432	(377)	5,661	99%	5,727	(66)	6,189	($528)	1,512	(457)
60501 - Electricity	4,067	4,139	(72)	16,136	97%	16,556	(420)	15,993	$144	4,561	(494)
60502 - Gas - Propane	12,512	12,333	179	49,261	100%	49,333	(72)	47,266	$1,995	8,319	4,193
60505 - Water	2,610	2,610	-	10,440	100%	10,440	-	10,440	$0	2,520	90
Total Utilities	22,299	21,838	461	88,046	101%	87,350	696	86,354	1,693	18,105	4,194
Total Expense	$ 311,785	$ 305,237	$ 6,549	$ 1,188,964	97%	$ 1,228,447	$ (39,483)	$ 1,188,076	$ 888	$ 303,929	$ 7,857
Operating Net Income	$ (1,806)	$ (46,696)	$ 44,891	$ (85,619)	72%	$ (119,286)	$ 33,667	$ (83,960)	$ (1,659)	$ (12,079)	$ 10,274
Beginning Fund Balance -01/01/2025				$ 216,100		$ 202,913		$ 216,100			
Ending Fund Balance -12/31/2025				$ 130,481		$ 83,627		$ 132,140	$ (1,659)		

Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending December 31, 2025
(Unaudited and subject to adjustment)

	10/1/2025 - 12/31/2025			Year to Date 1/1/2025 - 12/31/2025						10/1/2024 - 12/31/2024	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Variance Actual to Budget	Forecast	Variance Actual to Forecast	Actual	Variance
Water:											
Income											
Water & Sewer											
39700 - Water & Sewer - VROA	$ 32,364	$ 32,364	$ -	$ 129,456	100%	$ 129,456	$ -	129,456	$ -	$ 31,248	$ 1,116
39720 - Water & Sewer - ECMA Spts Ctr	2,610	2,610	-	$ 10,440	100%	10,440	-	10,440	-	2,520	$ 90
39730 - Water & Sewer - Fairway Vista	8,352	8,352	-	$ 33,408	100%	33,408	-	33,408	-	8,064	$ 288
39740 - Water & Sewer - RiverView Vista	12,267	12,267	-	$ 49,068	100%	49,068	-	49,068	-	11,844	$ 423
39750 - Water & Sewer - EHOA	46,719	46,719	-	$ 186,876	100%	186,876	-	186,876	-	44,352	$ 2,367
39760 - Water & Sewer - EHOA (undeveloped)	203	203	0	$ 811	100%	811	0	811	0	338	$ (135)
39770 - Water & Sewer - River Run Properties	783	783	-	$ 3,132	100%	3,132	-	3,132	-	756	$ 27
39780 - Water & Sewer - Worldmark	21,402	21,402	-	$ 85,608	100%	85,608	-	85,608	-	20,664	$ 738
39790 - Water & Sewer - Pro Shop	1,566	1,566	-	$ 6,264	100%	6,264	-	6,264	-	1,512	$ 54
39840 - Water & Sewer - Hotel	18,792	18,792	-	$ 75,168	100%	75,168	-	75,168	-	18,144	$ 648
39850 - Water & Sewer - Conference Ctr	1,305	1,305	-	$ 5,220	100%	5,220	-	5,220	-	1,260	$ 45
39860 - Water & Sewer - Maint/Golf	261	261	-	$ 1,044	100%	1,044	-	1,044	-	252	$ 9
Total Water & Sewer	146,624	146,624	0	586,495	100%	586,495	0	586,495	0	140,954	5,670
Other Income - Chase Cost Sharing Agreement	-	-	-	$ 755	100%	755	(0)	755	0	-	$ -
Misc Income - Water Sharing Rights	-		-	$ -			-	-	-	-	$ -
Total Income	$ 146,624	$ 146,624	$ 0	$ 587,250	100%	$ 587,250	$ 0	$ 587,250	$ 0	$ 140,954	$ 5,670
Expense											
Contracted Services											
60236 - Management Fees	$7,445	$7,445	($0)	$ 29,780	100%	$29,780	($0)	28,820	960	$6,995	$450
60304 - Safety Services Fee	7,105	7,106	(0)	$ 28,422	100%	28,422	(0)	28,422	-	6,912	$ 193
60306 - Accounting Fee	4,537	4,538	(0)	$ 18,150	100%	18,150	(0)	18,150	-	4,414	$ 123
60366 - Utility System Mgmt Fee	27,056	27,053	3	$ 93,570	86%	108,212	(14,642)	93,566	4	21,633	$ 5,423
Total Contracted Services	46,144	46,141	3	169,922	92%	184,565	(14,643)	168,958	964	39,954	6,190
Dues Expense											
60308 - Reserve Contribution	63,750	63,750	-	$ 255,000	100%	255,000	-	255,000	-	58,500	$ 5,250
Total Dues Expense	63,750	63,750	-	255,000	100%	255,000	-	255,000	-	58,500	5,250
Operating Supplies											
60200 - Licenses and Permits	75	375	(300)	$ 2,197	146%	1,500	697	2,197	-	120	$ (45)
60300 - Dues and Subscriptions	-	38	(38)	$ -	0%	150	(150)	150	(150)	-	$ -
Total Operating Supplies	75	413	(338)	2,197	133%	1,650	547	2,347	(150)	120	(45)
Professional Fees											
60252 - Legal / Prof. Services	357	375	(18)	$ 357	24%	1,500	(1,143)	1,500	(1,143)	-	$ 357
60XXX - USPC Travel/Admin		250	(250)	$ -	0%	1,000	(1,000)	1,000	(1,000)	-	$ -
60302 - Consultant Fees	-	1,250	(1,250)	$ 1,284	26%	5,000	(3,716)	5,000	(3,716)	-	$ -
Total Professional Fees	357	1,875	(1,518)	1,642	22%	7,500	(5,858)	7,500	(5,858)	-	357
Repair & Maintenance											
60336 - Repair & Mtc	-	2,500	(2,500)	$ 4,215	42%	10,000	(5,785)	10,000	(5,785)	-	$ -
60369 - Product Quality Testing	4,996	1,575	3,421	$ 8,877	141%	6,300	2,577	8,851	26	1,056	$ 3,940
Total Repair & Maintenance	4,996	4,075	921	13,092	80%	16,300	(3,208)	18,851	(5,759)	1,056	3,940
Taxes and Insurance											
80250 - Real Estate Taxes	2,170	2,332	(161)	$ 8,886	95%	9,326	(441)	8,884	2	2,281	$ (111)
80355 - Insurance Deductible	-	-	-	$ -	0%	-	-	-	-	-	$ -
80350 - Liability & Property Insurance	4,115	4,942	(827)	$ 17,377	88%	19,768	(2,391)	17,412	(35)	1,402	$ 2,713
Total Taxes and Insurance	6,285	7,274	(989)	26,263	90%	29,095	(2,832)	26,296	(33)	3,683	2,602
Utilities											
60501 - Electricity	7,840	8,913	(1,073)	$ 33,055	93%	35,651	(2,596)	33,847	(791)	12,662	$ (4,822)
60505 - Water	713	1,421	(708)	$ 3,791	67%	5,684	(1,893)	3,780	12	2,983	$ (2,270)
Total Utilities	8,553	10,334	(1,781)	36,847	89%	41,335	(4,489)	37,626	(780)	15,645	(7,092)
Total Water Expense	130,161	133,861	(3,701)	504,963	94%	535,445	(30,482)	516,578	(11,616)	118,958	11,202
Operating Net Income - Water	16,463	12,763	3,701	82,288	159%	51,805	30,482	70,672	11,616	21,996	(5,532)
Sewer:											
Contracted Services											
60236 - Management Fees	1,692	1,692	0	$ 6,767	100%	6,767	0	7,918	(1,151)	1,685	$ 7
60366 - Utility System Mgmt Fee	22,000	22,134	(135)	$ 76,047	86%	88,537	(12,490)	76,181	(134)	17,579	$ 4,421
Total Contracted Services	23,691	23,826	(135)	82,814	87%	95,304	(12,490)	84,099	(1,285)	19,264	4,427
Operating Supplies											
60103 - Operating Supplies	-	19	(19)	$ -	-	75	(75)	75	(75)	-	$ -
60200 - Licenses and Permits	-	464	(464)	$ 1,988	107%	1,855	133	1,988	(0)	1,855	$ (1,855)

Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending December 31, 2025
(Unaudited and subject to adjustment)

	10/1/2025 - 12/31/2025			Year to Date 1/1/2025 - 12/31/2025						10/1/2024 - 12/31/2024	
	Actual	**Budget**	**Variance**	**YTD Actual**	**% of Budget**	**Annual Budget**	**Variance Actual to Budget**	**Forecast**	**Variance Actual to Forecast**	**Actual**	**Variance**
Total Operating Supplies	-	483	(483)	1,988	103%	1,930	58	2,063	(75)	1,855	(1,855)
Professional Fees											
60252 - Legal & Professional Fees	357	-	357	$ 357	-	-	357	-	357	-	$ 357
60XXX - USPC Travel/Admin	-	250	(250)	$ -	-	1,000	(1,000)	1,000	(1,000)	-	$ -
60302 - Consultant Fees	-	225	(225)	$ -	0%	900	(900)	900	(900)	-	$ -
Total Professional Fees	357	475	(118)	357	19%	1,900	(1,543)	1,900	(1,543)	-	357
Repair & Maintenance											
60336 - Repair & Mtc	3,397	1,656	1,740	$ 12,986	196%	6,625	6,361	9,590	3,396	-	$ 3,397
60346 - ECX Operations	5,401	2,698	2,703	$ 10,802	100%	10,791	10	10,802	-	2,619	$ 2,782
60369 - Product Quality Testing	449	750	(301)	$ 2,225	74%	3,000	(775)	3,000	(775)	648	$ (199)
Total Repair & Maintenance	9,247	5,104	4,143	26,013	127%	20,416	5,597	23,392	2,621	3,267	5,979
Total Sewer Expense	33,295	29,888	3,408	111,172	93%	119,550	(8,378)	111,454	(282)	24,387	8,909
Operating Net Income - Sewer	(33,295)	(29,888)	(3,408)	(111,172)	93%	(119,550)	8,378	(111,454)	282	(24,387)	(8,909)
Net Operating Income - Water/Sewer	$ (16,832)	$ (17,125)		$ (28,885)	43%	$ (67,745)	$ 38,861	$ (40,782)	$ 11,898	$ (2,391)	$ (14,441)
Beginning Fund Balance -01/01/2025				$ 201,602		$ 176,520		$ 201,602			
Ending Fund Balance -12/31/2025				$ 172,717		$ 108,774		$ 160,820	$ 11,898		

Eagle Crest Master Association - Reserve
Budget Comparison
for the period ending December 31, 2025

Facilities	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	$89,888	$89,888	$0
35120- Miscellanous Revenue			-
39180 - Bank Interest Income	29,099	21,700	(7,399)
Total Income	118,987	111,588	(7,399)
Expense			
60336 - Repair & Mtc	20,904	79,847	58,943
Total Expense	20,904	79,847	58,943
Net Income	98,082	$31,741	($66,341)
Reserve Fund Balance 01/01/2025	$780,619		
Reserve Fund Balance 12/31/2025	$878,702		

Water System Infr	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	$45,000	$45,000	$0
39180 - Bank Interest Income	9,482	8,031	(1,451)
Total Income	54,482	53,031	(1,451)
Expense			
60336 - Repair & Mtc	10,190	29,255	19,065
Total Expense	10,190	29,255	19,065
Net Income	$44,292	$23,776	($20,516)
Reserve Fund Balance 01/01/2025	$254,367		
Reserve Fund Balance 12/31/2025	$298,659		

Utilities	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	$210,000	$210,000	$0
39180 - Bank Interest Income	43,260	21,867	(21,393)
Total Income	253,260	231,867	(21,393)
Expense			
60336 - Repair & Mtc	64,953	233,726	168,773
Total Expense	64,953	233,726	168,773
Net Income	$188,307	($1,859)	($190,166)
Reserve Fund Balance 01/01/2025	$1,160,516		
Reserve Fund Balance 12/31/2025	$1,348,823		

Golf Course	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	$54,444	$54,444	$0
39510 - Revenue from Debt Svc Tfr	$51,863	$51,863	$0
39180 - Bank Interest Income	4,044	-	($4,044)
Total Income	110,351	106,307	(4,044)
Expense			
* 60144 - Loan Interest	30,367	51,863	21,496
60336 - Repair & Mtc	856,851	55,814	(801,037)
Total Expense	887,217	107,677	(779,540)
Net Income	($776,867)	($1,370)	$775,497
Reserve Fund Balance 01/01/2025	$108,477		
Reserve Fund Balance 12/31/2025	($668,390)		

* Note - Loan interest expense was budgeted in operating fund.